



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

August 12, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF HEALTH SERVICES:  
APPROVE THE POST OCCUPANCY REMODELING PROJECT AND  
AWARD SUPPLEMENTAL AGREEMENT AT  
LAC+USC MEDICAL CENTER REPLACEMENT HOSPITAL  
CAPITAL PROJECT NO. 87011  
(FIRST DISTRICT) (3 VOTES)**

**SUBJECT**

Approval of the recommended actions will authorize the Department of Public Works to supplement the design services agreement and proceed with nine tenant remodeling projects at the new LAC+USC Medical Center Replacement Hospital.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Find the project categorically exempt from the California Environmental Quality Act under Section 15301 (a) and Class 1, Subsection (d) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987.
2. Approve the LAC+USC Medical Center Post Occupancy Remodeling Project (Capital Project 87011), consisting of nine individual elements with an aggregate project budget amount of \$7,000,000 funded by Department of Health Services prior year Tobacco Settlement Designation.
3. Approve an appropriation adjustment of \$4,500,000 to reallocate appropriation to the LAC+USC Medical Center Post Occupancy Remodeling

*"To Enrich Lives Through Effective And Caring Service"*

***Please Conserve Paper – This Document and Copies are Two-Sided  
Intra-County Correspondence Sent Electronically Only***

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

Project (CP No. 87011) from the LAC+USC Medical Center Transition Refurbishment Project (CP No. 86936) to fully fund the proposed project.

4. Award and authorize the Acting Director of Public Works or his designee to execute a supplemental agreement with Hellmuth, Obata + Kassabaum, Inc., for additional architectural and engineering services for a \$202,843 not-to-exceed amount.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department of Public Works (Public Works) to remodel some areas of the new LAC+USC Medical Center Replacement project (Replacement project) to address changes in jurisdictional requirements that took effect after the original plans were designed and permitted or to enhance patient flow.

The Department of Health Services (Health Services) is preparing to move into the new hospital buildings and has identified the following nine areas, which require remodeling to better accommodate the current hospital operations and programs offered to patients. Remodeling of these nine areas in the Replacement project will not delay nor prevent the opening of the new facility.

Emergency Room Observation: The hospital operates a 23-hour observation unit to observe patients and determine whether admission to the hospital is necessary. To accommodate and maintain the existing demands, an additional space has been identified that is in close proximity to the Emergency Room and can be reconfigured for this function by providing the required medical gases to each of the observation bays.

Pediatric Intensive Care Unit: The California Children Services regulations for pediatric intensive care beds have changed since the Replacement project was designed and now requires four oxygen outlets and three compressed air outlets for each bed. While not a code requirement, failure to comply with this standard would impact the County's ability to seek State reimbursement for patient care. To meet this requirement for licensing of the pediatric intensive care unit, additional oxygen and compressed air outlets must be installed for the ten beds within the unit.

Resident Doctor On-Call Rooms: The privacy rights that are mandated in the regulation standards of the American College of Graduate Medical Education require available on all rooms with supporting toilet, private shower, and lounge space be made available to the resident doctors. The number of on-call rooms provided in the programming of the new Replacement project is not sufficient to meet the new privacy rights requirements. Health Services has identified space that can be renovated to accommodate the

additional on-call rooms to meet the standard. This involves multiple locations, and various alternatives need to be evaluated in order to identify the most cost-effective solution. The construction cost estimate for the project will be determined upon completion of the programming and design effort.

Operating Room Control Area: The basis of the design assumed the use of electronic media for coordination within the Surgical Department. The Surgical Department now requested that one control area or nursing station be established where surgeons, anesthesiologists, and nursing staff can meet to prioritize patients awaiting emergency surgery, change the order and location of surgeries based on progress of the daily schedule, discuss special needs of each patient, give change-of-shift and other reports, or exchange information about specific patients. Space has been identified that can be renovated through the installation of a counter and a mounted electronic board that will display the operating rooms' schedules.

Cafe/Gift Shop: An area within the Diagnostic and Treatment building was designated for a cafe and gift shop to be operated by a non-profit volunteer entity under a space use agreement with the County of Los Angeles. The build out of this space was never in the scope of the Replacement project and was planned to be implemented separately by Health Services. BOA Architects completed the construction documents and have received Office of Statewide Health Planning and Development (OSHPD) approval for the tenant improvement. It is now proposed that this tenant improvement work would be implemented by Public Works using Job Order Contracts (JOC). The proposed budget includes a fee for a peer review of the construction documents for all disciplines to be conducted by Hellmuth, Obata, Kassabaum (HOK).

Dialysis Equipment Cleaning and Storage: It has been determined that a centralized area for cleaning and maintaining dialysis equipment would improve operational efficiency. An area will be selected during the programming phase based on the requirements for a storage area, recharging, and cleaning station with adequate air exchanges to eliminate the odors from the cleaning solutions. The construction cost estimate for the project is to be determined upon completion of the programming and design effort.

Pharmacy Medication Dispensing: Renovations are proposed to be made to the existing dispensing windows in the Outpatient Pharmacy to better accommodate the medications dispensed to the public and improve patient flow.

Dietary Changes: The vendor that operates the hospital kitchen has identified that additional power is needed to support the kitchen equipment and that additional cafeteria equipment is needed to increase the serving capacity, decrease waiting for certain items, and improve throughput.

Medical Equipment Storage: Since the Replacement project was designed, there has been increased use of infusion pumps and other medical equipment that needs to be cleaned, charged, and staged. Additional power is needed to support the rechargeable power packs of the pumps and other medical equipment. The 250 new outlets will be installed in the medical equipment storage area.

HOK will provide the design and construction administration services for these nine projects and they will be implemented through JOC approved by your Board. Currently, HOK is the architect of record for the Replacement project and in order to facilitate the completion of the proposed project, on October 23, 2007, your Board approved a \$300,000 supplemental agreement with HOK to provide design related services for these modifications proposed by Health Services. The amount of this supplement was picked only as an estimated allowance because a clear scope had not been defined by Health Services. Since that time, additional remodel scope has been identified by Health Services. In order to continue work on these remodel projects and have as much work as possible completed prior to occupancy of the new facility, four additional supplemental agreements, in the amount of \$75,000 each, have been issued to HOK for additional design services under delegated authority. The proposed supplemental agreement will provide additional contracting authority for HOK to continue providing architectural, engineering, medical equipment planning, design, and construction administration services for the remodel projects described above.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Service Excellence (Goal 1) and Fiscal Responsibility (Goal 4) by improving health services provided and investing in the public infrastructure.

### **FISCAL IMPACT/FINANCING**

The estimated cost of these nine post-occupancy remodeling projects is \$7,000,000. However, upon completion of the programming and design of the on-call rooms and the dialysis equipment area, the estimated cost will be validated. The final project cost will be reported via memorandum to your Board. The attached appropriation adjustment will transfer appropriation in the amount of \$4,500,000 to the LAC+USC Medical Center Post Occupancy Remodeling Project (CP No. 87011) from the LAC+USC Medical Center Transition Refurbishments Project (CP No. 86936) to fund the proposed project. Upon your Board's approval of the attached appropriation adjustment, sufficient appropriation will be included in the FY 2008-09 Capital Projects/Refurbishments Budget to fund the proposed project. The Project Schedule cost and Budget Summary are shown in Attachment A.

The LAC+USC Medical Center Post Occupancy Remodeling Project is funded by Department of Health Services prior year Tobacco Settlement Designation.

### **Operating Budget Impact**

The requested project will not impact the LAC+USC Medical Center operating budget.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard supplemental agreement in the form previously approved by County Counsel will be used. The existing agreement with HOK includes the standard Board-directed clauses that provide for contract termination, renegotiation, hiring qualified displaced County employees, and consideration for Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) program participants as well as requiring HOK to comply with Los Angeles County Code Chapter 2.200 (Child Support Compliance Program) and Chapter 2.203 (Contractor Employee Jury Services Program), and to notify their employees about Board Policy 5.135 (Safely Surrendered Baby Law) and that they may be eligible for the Federal Earned Income Credit.

Under the County's Energy and Environmental Policy, energy performance will be optimized by the use of controllable lighting and heating, ventilation and air conditioning systems. Material and resources will be conserved by maintaining interior walls and reusing furnishings. Additionally, the paint, adhesives, and furniture that will be utilized are comprised of low-emitting materials.

### **ENVIRONMENTAL DOCUMENTATION**

The proposed project is categorically exempt from California Environmental Quality Act pursuant to State Guidelines Section 15301 (a) and Class 1, Subsection (d) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because the proposed project involves the remodeling of an existing facility with negligible or no expansion of current use.

### **CONTRACTING PROCESS**

The proposed remodeling project will be completed using JOCs that have previously been approved by your Board.

HOK Supplemental Agreement 51, in the amount of \$202,843, results in a total fee of \$53,472,514. The percent of the construction value as it relates to each of the nine

projects is in the upper range of what is anticipated for this type of work. It is consistent with the architect/engineer fee schedule approved by your Board on August 21, 1990. The preparation of construction documents for this work is complicated because of the jurisdictional requirements of the OSHPD. Therefore, Public Works believes this fee is appropriate for the work involved. The recommended supplemental agreement with HOK is a 0.4 percent increase to the original contract and will bring the total contract.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Completion of these projects will not impact final completion or occupancy of the Replacement project. All of this work will be coordinated with Health Services to avoid impact on operations and patient care.

**CONCLUSION**

Please return one adopted, stamped copy of this letter to the Chief Executive Office, Capital Projects Division; Public Works, Project Management Division I; and Health Services.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTF:DDE:DL  
JSE:DJT:DKM:zu

Attachments

- c: County Counsel
- Department of Health Services
- Department of Public Social Services (GAIN/GROW Program)
- Department of Public Works
- Office of Affirmative Action Compliance

**ATTACHMENT A**

**DEPARTMENT OF HEALTH SERVICES:  
APPROVE THE POST OCCUPANCY REMODELING PROJECT  
AND AWARD SUPPLEMENTAL AGREEMENT AT  
LAC+USC MEDICAL CENTER**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Schedule Completion Date</b>
Emergency Room Observation	12/12/08
Pediatric Intensive Care Unit	12/26/08
Resident Doctor On-Call Rooms	*
Operating Room Control Area	12/12/08
Café/Gift Shop	02/06/09
Dialysis Equipment Cleaning and Storage	*
Pharmacy Medication Dispensing	09/26/08
Dietary Changes	12/05/08
Medical Equipment Storage	12/12/08

\* Schedule to be established following completion of programming.

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Budget
<b>Land Acquisition</b>	\$ 0
<b>Construction</b>	
Low Bid Construction Contract	\$ 0
Job Order Contract	\$ 4,658,200
Change Orders	\$ 465,820
Departmental Crafts	\$ 0
Youth Employment	\$ 0
Construction Consultants	\$ 0
Misc. Expense: JOC Administrative Fees	\$ 51,250
Telcomm Equip – Affixed to Building	\$ 0
Civic Art	\$ 0
Subtotal	\$ 5,175,270
<b>Programming/Development</b>	\$ 191,485
<b>Plans and Specifications</b>	\$ 611,358 *
<b>Consultant Services</b>	
Site Planning	\$ 0
Hazardous Materials	\$ 0
Geotech/Soils Report and Soils Testing	\$ 0
Material Testing	\$ 0
Cost Estimating	\$ 0
Topographic Surveys	\$ 0
Construction Management	\$ 300,000
Construction Administration	\$ 0
Environmental	\$ 0
Move Management	\$ 0
Equipment Planning	\$ 0
Legal	\$ 0
Contract/Change Order	\$ 0
Other: Inspector of Record	\$ 100,000
Subtotal	\$ 400,000
<b>Miscellaneous Expenditures</b>	\$ 0
<b>Jurisdictional Review/Plan Check/Permit</b>	\$ 107,900
<b>County Services</b>	
Code Compliance Inspection	\$ 0
Quality Control Inspection	\$ 0
Design Review	\$ 0
Design Services	\$ 0
Contract Administration	\$ 0
Project Management	\$ 412,187
Project Management Support Services	\$ 0
ISD Job Order Contract Management	\$ 0
DPW Job Order Contract Management	\$ 54,000
ISD ITS Communications	\$ 0
Project Security	\$ 0
Project Technical Support	\$ 27,000
Office of Affirmative Action	\$ 20,800
County Counsel	\$ 0
Other	\$ 0
Sheriff Job Order Contract Management	\$ 0
Subtotal	\$ 513,987
<b>TOTAL</b>	<b>\$ 7,000,000</b>

\* The Architect/Engineer fees for the On-Call Rooms and Dialysis Equipment Cleaning and Storage shall be determined upon completion of the Programming.



PINK

76R 352M 11/83

BOARD OF  
SUPERVISORS  
OFFICIAL C

COUNTY OF LOS ANGELES

## REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S.  
NO. 060

DEPARTMENT OF CHIEF EXECUTIVE OFFICE

JULY 25 2008

AUDITOR-CONTROLLER.

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. WILL YOU PLEASE REPORT AS TO ACCOUNT AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

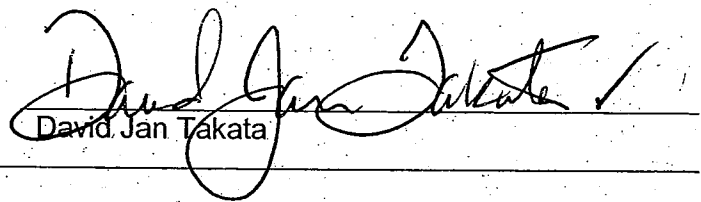
## ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2008-09  
3 - VOTESSOURCESUSES

<p>✓ Capital Projects/Refurbishments</p> <p>✓ LAC+USC Medical Center Transition Refurbishment Project</p> <p>✓ Fixed Assets - Building and Improvements</p> <p>✓ A01 - CP - 6014 - 65036 - 86936</p> <p>✓ \$4,500,000.00 Decrease Appropriation</p>	<p>✓ Capital Projects/Refurbishments</p> <p>✓ LAC+USC Medical Center Post Occupancy Remodeling Project</p> <p>✓ Fixed Assets - Building and Improvements</p> <p>✓ A01 - CP - 6014 - 65036 - 87011</p> <p>✓ \$4,500,000.00 Increase Appropriation</p>
---	--

JUSTIFICATION

✓ This appropriation adjustment is to reallocate appropriation to the LAC+USC Medical Center Post Occupancy Remodeling Project (CP No. 87011) from the LAC+USC Medical Center Transition Refurbishments Project (CP No. 86936) to address changes in jurisdictional requirements that took effect after the original program was designed and permitted, to enhanced patient flow, or for hospital operations efficiencies.

  
David Jan Takata

CHIEF EXECUTIVE OFFICER'S REPORT

REFERRED TO THE CHIEF  
EXECUTIVE OFFICER FOR -

ACTION

APPROVED AS REQUESTED X

AS REVISED

RECOMMENDATION

AUDITOR-CONTROLLER

BY

APPROVED (AS REVISED):  
BOARD OF SUPERVISORS

20

NO.

012

July 29 2008

BY

DEPUTY COUNTY CLERK

SEND 6 COPIES TO THE AUDITOR-CONTROLLER

ATTACHMENT A  
APPROPRIATION ADJUSTMENT  
FISCAL YEAR 2008-09  
3 VOTES

FINANCIAL SOURCES

Capital Projects/Refurbishments  
LAC+USC Med Cntr Transition  
Refurbishment Project  
Fixed Assets – Building and Impvts  
A01 – CP – 6014 – 65036 – 86936  
\$4,500,000 Decrease Appropriation

FINANCIAL USES

Capital Projects/Refurbishments  
LAC+USC Med Cntr Post Occupancy  
Remodeling Project  
Fixed Assets – Building and Impvts  
A01 – CP – 6014 – 65036 – 87011  
\$4,500,000 Increase Appropriation

JUSTIFICATION:

This appropriation adjustment is to reallocate appropriation to the LAC+USC Medical Center Post Occupancy Remodeling Project (CP No. 87011) from the LAC+USC Medical Center Transition Refurbishments Project (CP No. 86936) to address changes in jurisdictional requirements that took effect after the original program was designed and permitted, to enhance patient flow, or for hospital operations efficiencies.